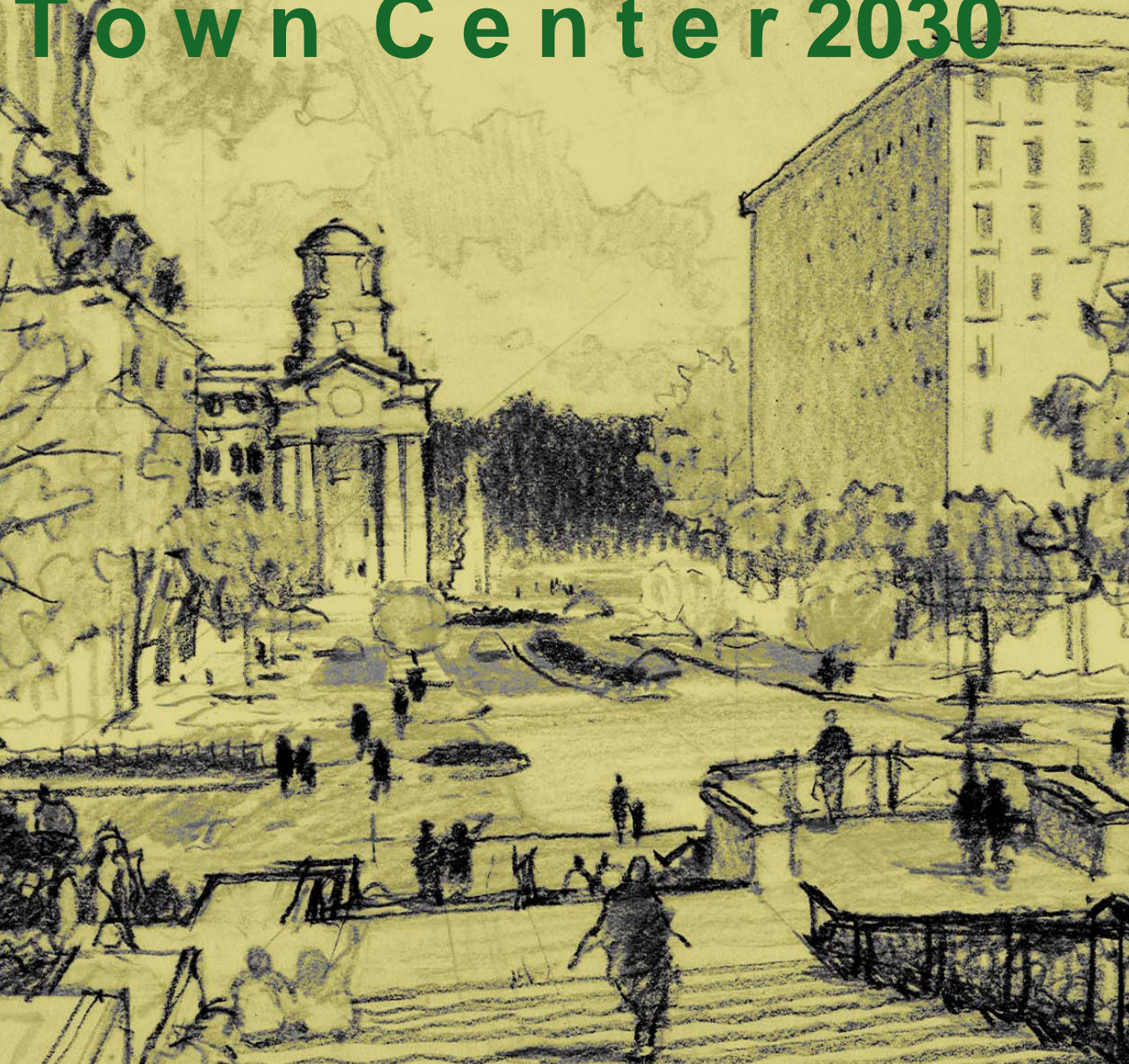


Columbia Town Center 2030



A 30 Year Plan – Framework for Change

Addresses Short-term Development
While Creating a Flexible Long-term Framework

- Public Transportation
- Affordable Housing
- Cultural/Civic Amenities
- A Network of Livable Streets
- A Diversity of Building Types, Housing Choices & Uses
- A Variety of Open Spaces
- A Network of Pedestrian Pathways

The Bones of the Plan



Network

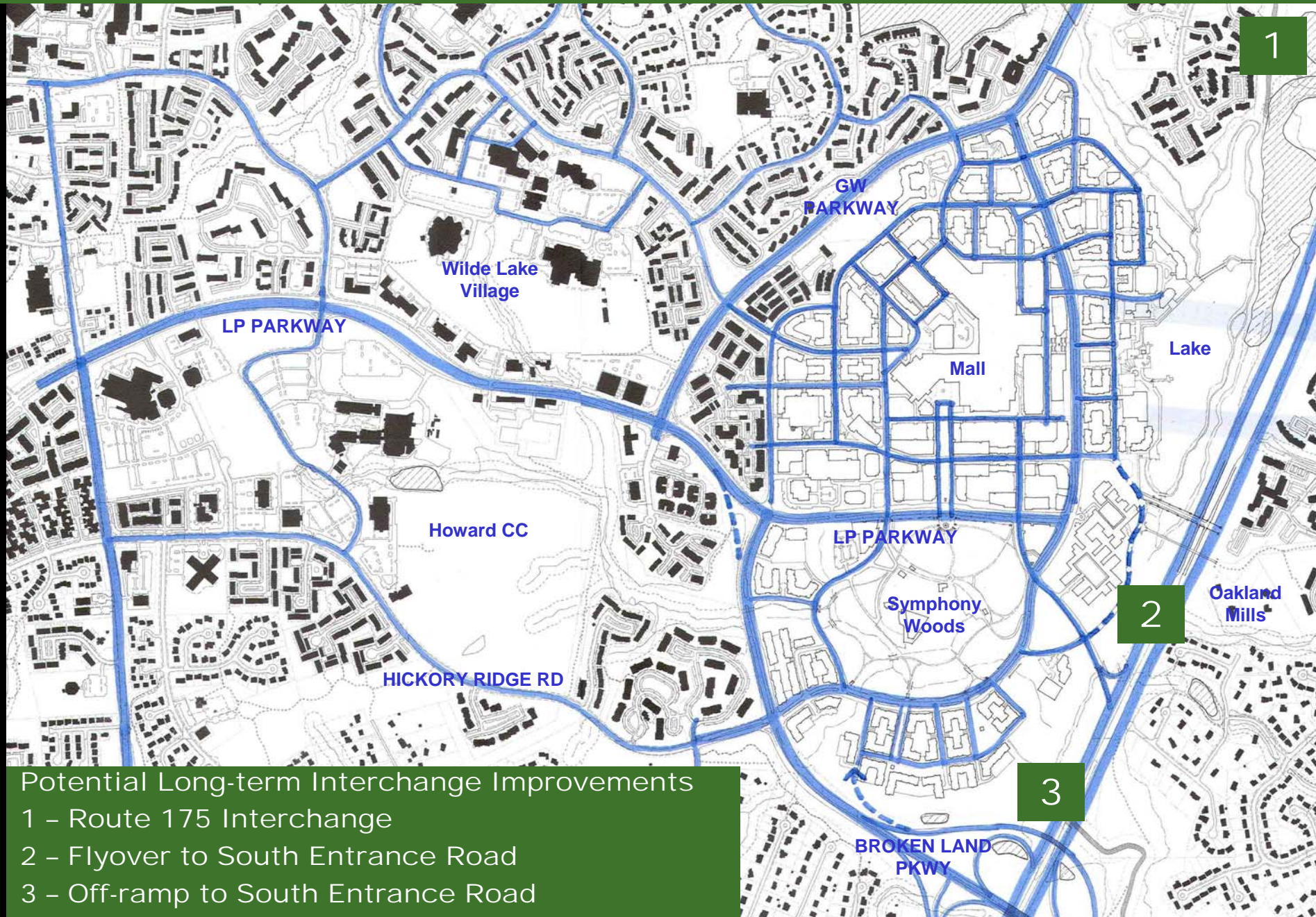
Transit & Parking

Pedestrian Connections

The Districts

A 30-Year Vision for Town Center

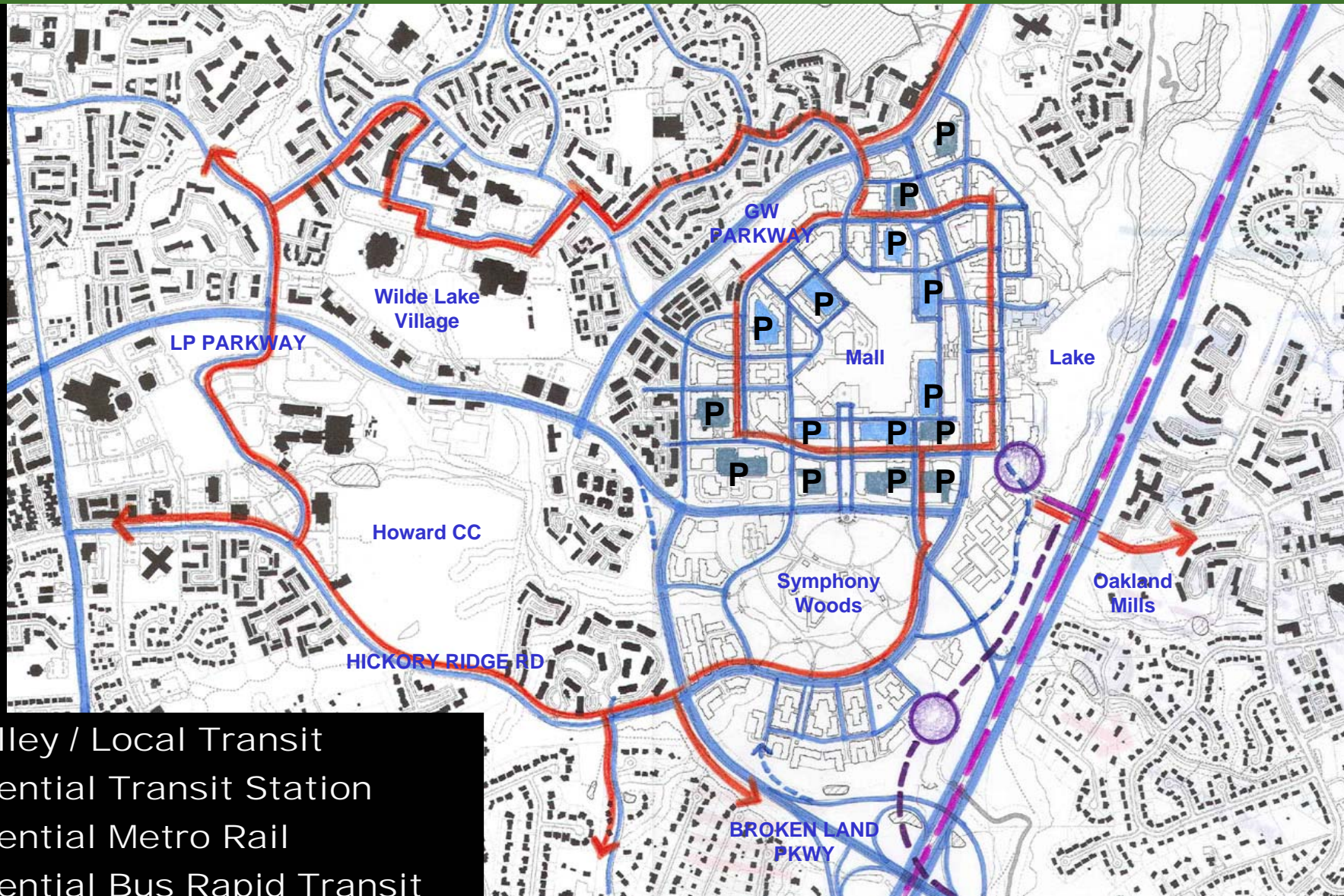
Potential Network Improvements



Potential Long-term Interchange Improvements

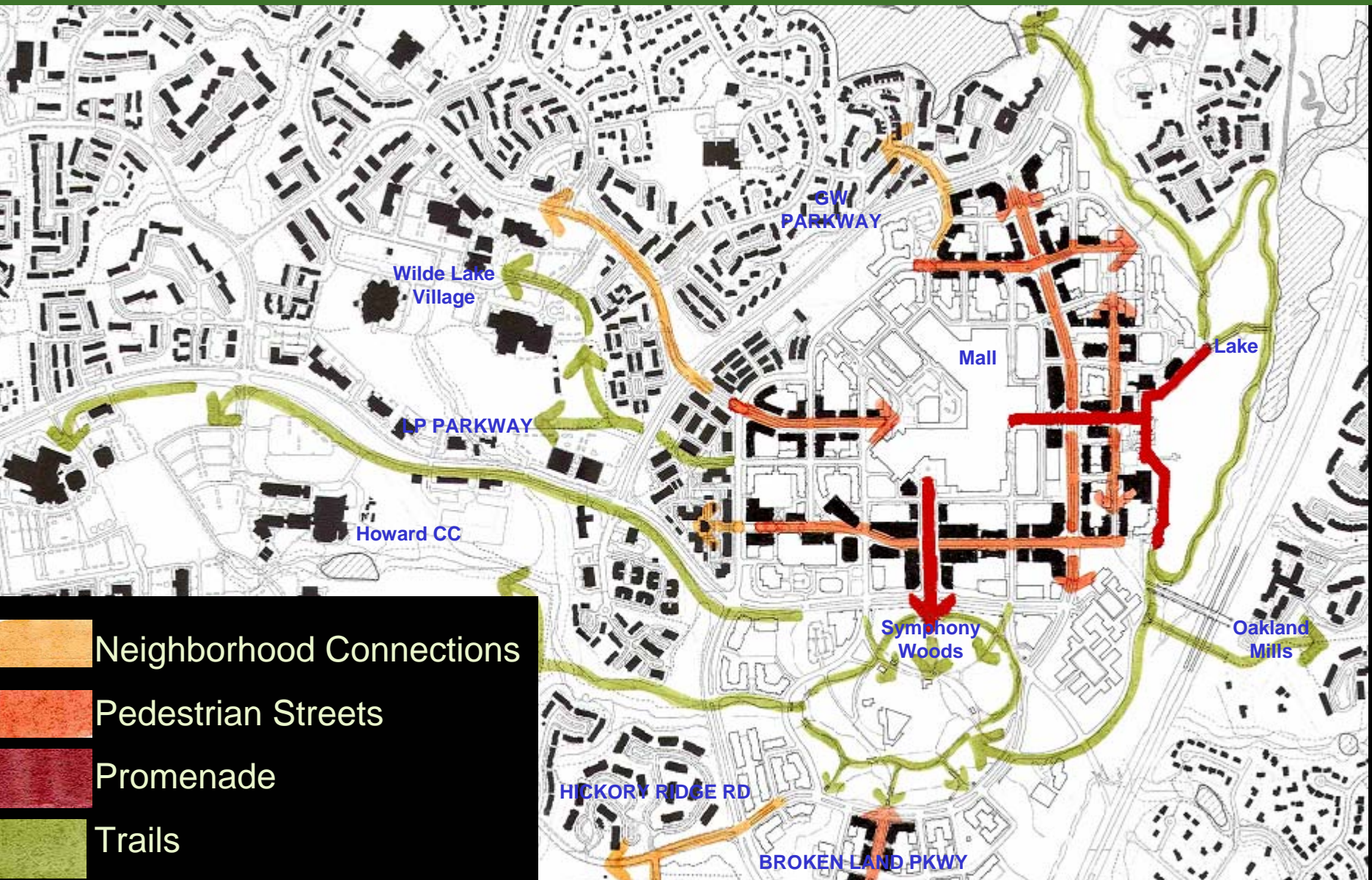
- 1 – Route 175 Interchange
- 2 – Flyover to South Entrance Road
- 3 – Off-ramp to South Entrance Road

Transit Routes & Parking Structure Locations



- Trolley / Local Transit
- Potential Transit Station
- Potential Metro Rail
- Potential Bus Rapid Transit
- Office Parking Structures
- Mall Parking Structures

Pedestrian Connections



Important Pedestrian Connections

Greens, Squares & Plazas

-  Art in Public Place
-  Civic Building
-  Plazas
-  Greens, Squares
-  Open Space

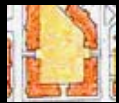


Open Space and Cultural/Civic Sites

Four Districts - A Connected Town Center



Lakefront



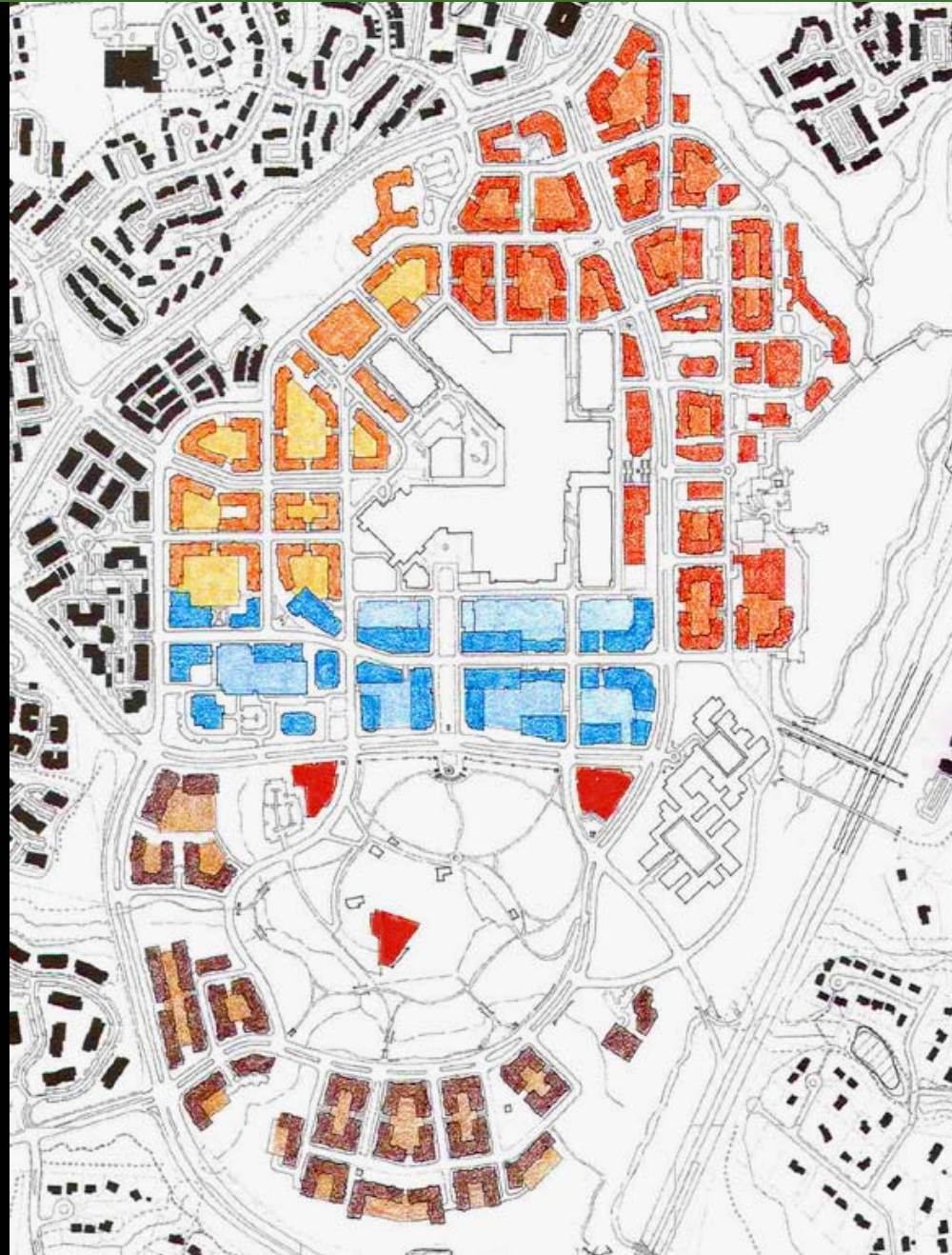
Warfield Triangle



Corporate Boulevard



The Crescent



Warfield Triangle



CONCEPT:

A neighborhood that extends and reflects adjacent residential and Mall uses

Warfield Triangle



View From Twin Rivers



Today

View From Twin Rivers



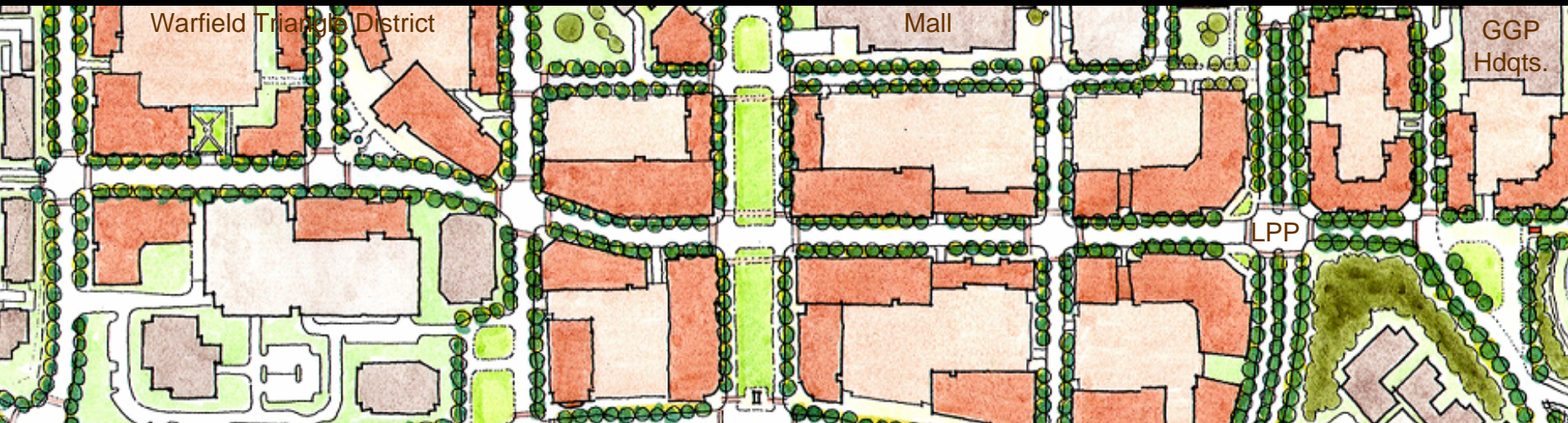
Future

Warfield Triangle

	WARFIELD TRIANGLE
Main Use	Residential apartments; "lifestyle retail" shops and restaurants
Supporting Use	Professional offices and services; retail on ground floor of some buildings; shared parking
Height	4 to 6 stories
Amenities	Livable streets, small plazas

	WARFIELD TRIANGLE
Residential Dwelling Units	200 to 500 DU
Office Square Feet	50,000 to 100,000 SF
Retail Square Feet	200,000 to 300,000 SF

Corporate Boulevard



CONCEPT:

The corporate office address in Columbia and Howard County, new urban streets are added, restaurants and entertainment uses enliven it at night

Corporate Boulevard



Corporate Boulevard



View toward Library & South Entrance Road from Drive Aisle

Corporate Boulevard



View toward Library & South Entrance Road

Corporate Boulevard



Ring Road Transformed to Prestigious Business Address

Corporate Boulevard



Drive Aisle Transformed to Prestigious Business Address

Corporate Boulevard



Ring Road Transformed to Prestigious Business Address

Corporate Boulevard

	CORPORATE BOULEVARD
Main Use	Corporate headquarters, professional offices in multi-tenant buildings
Supporting Use	Shops, restaurants and entertainment, ground floor of some buildings; shared parking
Height	10 to 20 story buildings
Amenities	Walkable streets, small plazas

	CORPORATE
Residential Dwelling Units	NA
Office Square Feet	2,000,000 to 4,000,000 SF
Retail Square Feet	50,000 to 100,000 SF

Little Patuxent Parkway / Wincopin Street



CONCEPT:

Little Patuxent Parkway is framed by buildings on both sides; Wincopin Street is new walkable side street

Little Patuxent Parkway



Future

Little Patuxent Parkway



Today

Little Patuxent Parkway



Future

View from the Mall to the Lake



Today

View from the Mall to the Lake



Future

Wincopin Street



Detail Streetscape Plan

Wincopin Street



Detail Streetscape Plan

Wincopin Street



Today

Wincopin Street



Future

Lakefront



CONCEPT:
Remains the heart of Town Center

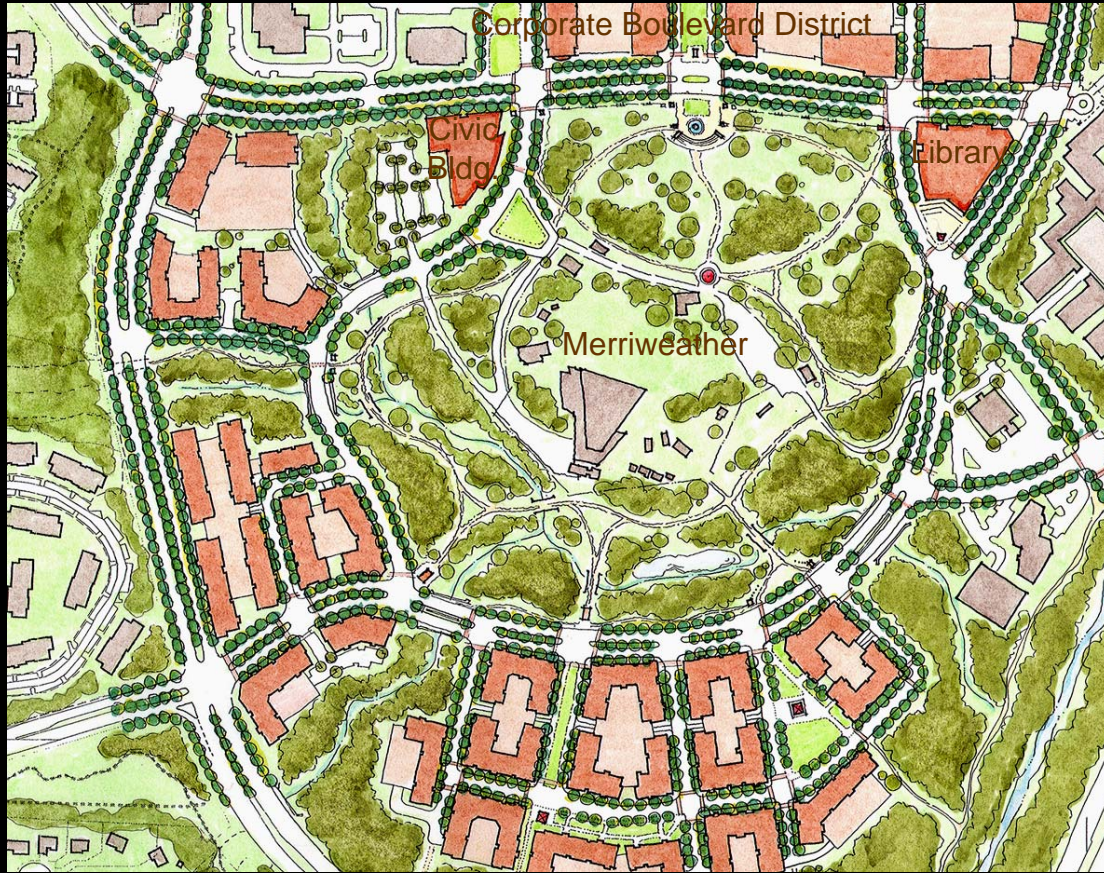
Little Patuxent Parkway / Lakefront

	LITTLE PATUXENT PARKWAY
Main Use	Residential apartments and office buildings
Supporting Use	Shops and restaurants, ground floor of some buildings; hotel with conference center
Height	8 to 20 stories; taller buildings north of high rise, lower buildings near lake and along GWP
Amenities	Walkable streets, small plazas, grand link from mall to lakefront

	LAKEFRONT
Main Use	Community and leisure time activities
Supporting Use	Restaurants, entertainment, signature buildings; limited residential and office
Height	4 to 6 stories along lake respect views
Amenities	Amphitheater, plazas, paths and natural areas along lake; civic uses

	LP PARKWAY / LAKEFRONT
Residential Dwelling Units	1,500 to 2,500 DU
Office Square Feet	200,000 to 500,000 SF
Retail Square Feet	150,000 to 275,000 SF
Other	Hotel / Conference Center

The Crescent



CONCEPT:

Urban mixed use neighborhood at the gateway to Town Center; new street frames edge of Symphony Woods

The Crescent



The Crescent



The Crescent

	THE CRESCENT
Main Use	Residential apartments and office buildings
Supporting Use	Civic and cultural uses; shops and restaurants on ground floor of some buildings; hotel
Height	8 to 20 stories, depending on location
Amenities	Woodland areas, village greens, small plazas, transit stop

	THE CRESCENT
Residential Dwelling Units	1,500 to 2,500 DU
Office Square Feet	300,000 to 600,000 SF
Retail Square Feet	25,000 to 75,000 SF
Other	Hotel

Symphony Woods

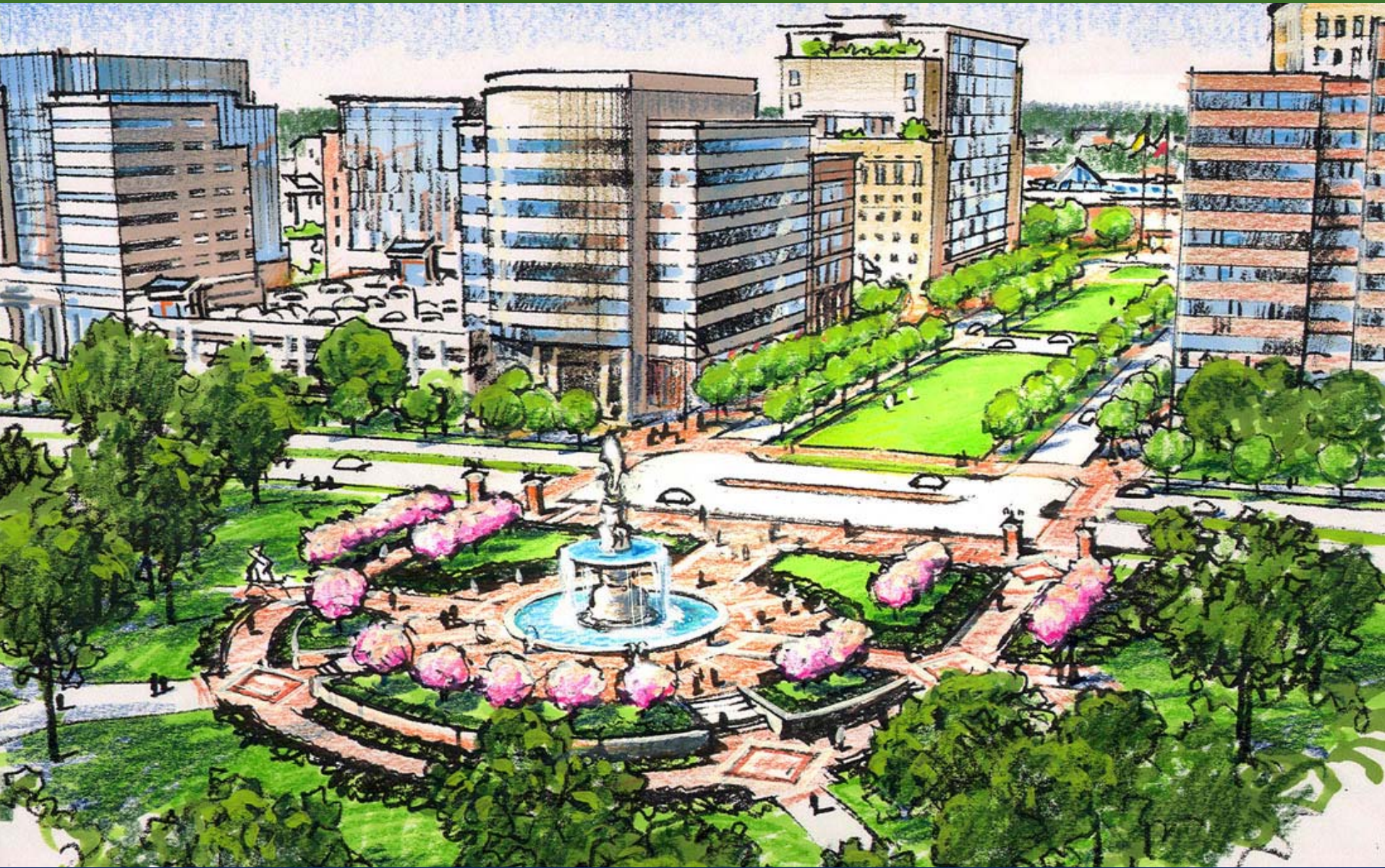


CONCEPT:
Columbia's Central Park with Merriweather Post Pavilion

Symphony Woods



Symphony Woods



Formal Green Connecting to Symphony Woods

Symphony Woods

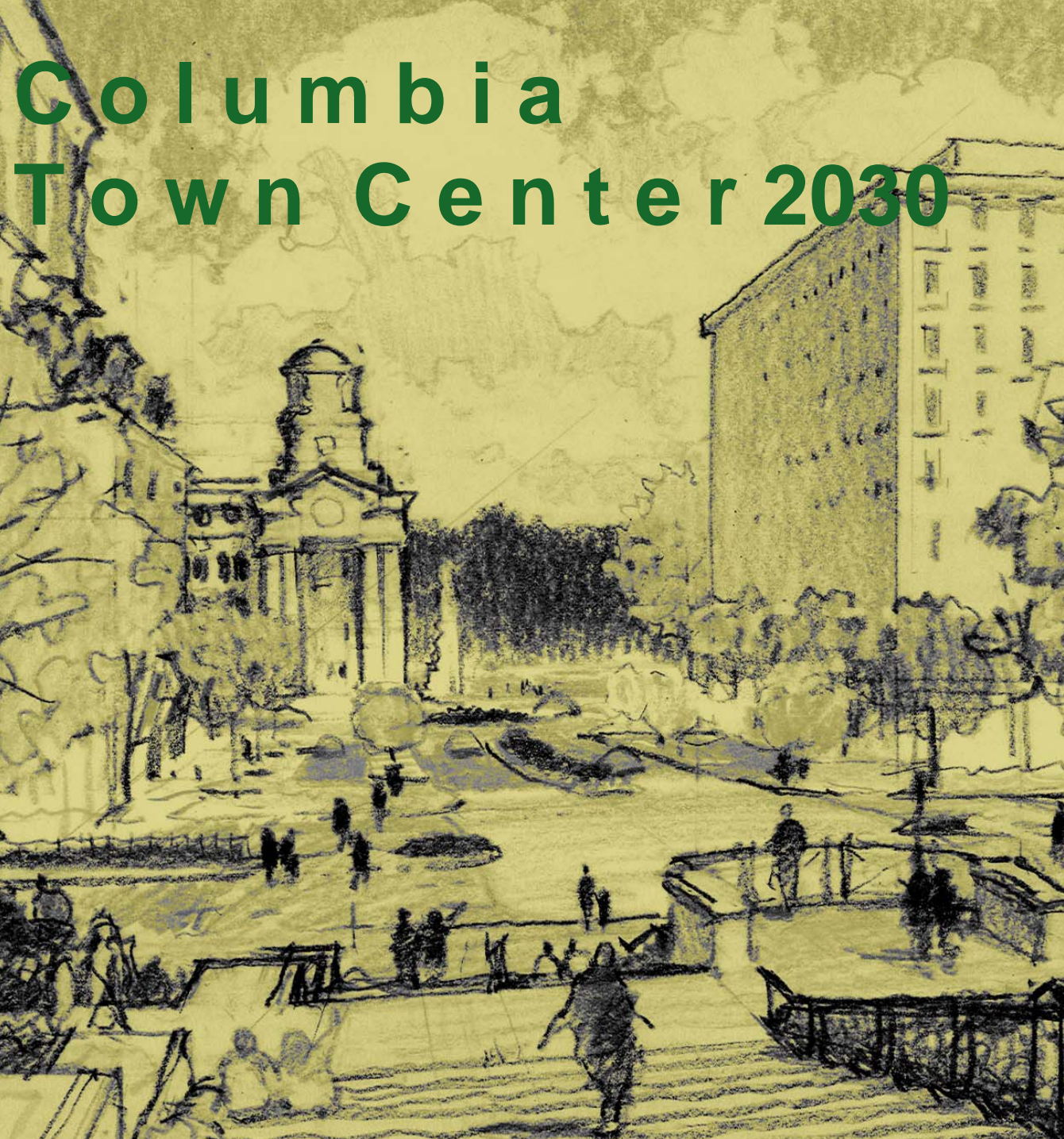
	SYMPHONY WOODS
Main Use	Woods with promenade and informal paths, Merriweather Post Pavilion
Supporting Use	Civic uses, community events, ice rink
Height	
Amenities	Natural areas, paths, sitting and gathering areas, recreation

What If? 30 Plus Years



A Long Term Vision

Columbia Town Center 2030



DESIGN

COLLECTIVE

ZHA INC

Glatting Jackson

Encore Arts

Urban Advantage